



CITY OF SALEM PLANNING BOARD

2015 OCT 19 A 10:12

Amended Decision (#4) Site Plan Review/Planned Unit Development

FILE #
CITY CLERK, SALEM, MASS

50 St. Peter Street
October 19, 2015

Old Salem Jail Ventures, LLC
C/o Joseph Correnti, Esq.
63 Federal Street
Salem, MA 01970

RE: Amendment to Previously Approved Plans
50 St. Peter Street/Old Salem Jail Site
Planned Unit Development

On Thursday, October 15, 2015, the Planning Board of the City of Salem opened a Public Hearing under Section 7.3 of the City of Salem Zoning Ordinance, Planned Unit Development Special Permit, at the request of Old Salem Jail Ventures, LLC, to amend their plans for the property located at 50 St. Peter Street. The amendment is to a Planned Unit Development and Site Plan Review that was approved by the Planning Board on December 12, 2006 and amended on April 22, 2008; July 28, 2008 and March 19, 2009 and an insignificant change approved on April 17, 2014. The proposed amendment is to allow for the conversion of the former 3,200 square foot restaurant space into three residential dwelling units for the property located at 50 ST. PETER STREET (Map 35, Lot 179). Parking for the three new units is proposed to be provided with the existing three onsite spaces that were dedicated to the restaurant use.

The Public Hearing was closed on October 15, 2015. The Planning Board voted on October 15, 2015 by a vote of seven (7) in favor (Ben Anderson, Bill Griset, Helen Sides, Noah Koretz, Kirt Rieder, Dale Yale) zero (0) opposed and one (1) absent (Carole Hamilton) to approve the amendment to the Planned Unit Development Special Permit to allow the conversion of the 3,200 square foot restaurant space into three residential dwelling units with the following conditions:

1. Conformance with the Plan

- a. Work shall conform to the set of plans containing Sheet C3, entitled, "Layout Plan," dated April 23, 2007, revised February 29, 2008 prepared by Finegold, Alexander and Associates Inc., 77 North Washington Street Boston, MA 02114.

2. Original Decision and Amendments Thereto

- a. All conditions set forth in the original decision dated December 12, 2006, recorded at the South Essex Registry of Deeds Book 27583, Page 498, shall remain and be adhered to by

the applicant. All conditions set forth in the amended decisions dated on April 22, 2008; July 28, 2008 and March 19, 2009 shall remain and be adhered to by the applicant.


3. Amendments

- a. Any further amendments to the site plan shall be reviewed by the City Planner and if deemed necessary by the City Planner, shall be brought to the Planning Board. Any waiver of conditions contained within shall require the approval of the Planning Board.

4. Violations

- a. Violations of any condition contained herein shall result in revocation of this permit by the Planning Board, unless the violation of such condition is waived by a majority vote of the Planning Board.

I hereby certify that a copy of this decision and plans has been filed with the City Clerk and copies are on file with the Planning Board. The Special Permit shall not take effect until a copy of this decision bearing the certification of the City Clerk that twenty (20) days have elapsed and no appeal has been filed or that if such appeal has been filed, and it has been dismissed or denied, is recorded in the Essex South Registry of Deeds and is indexed under the name of the owner of record is recorded on the owner's Certificate of Title. The owner or applicant, his successors or assigns, shall pay the fee for recording or registering.



Ben Anderson
Chairman